

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
MINUTES
ROSE ROOM: CREEKMORE PARK COMMUNITY CENTER
August 14, 2018 – 5:30 P.M.**

On roll call, the following commissioners were present: Don Keesee, Richard Morris, Shane Laster, Vicki Newton, Kelly Wilson, Ret Taylor, and Bob Cooper. The following commissioner was absent: Marshall Sharpe.

Chairman Keesee then called for the vote on the minutes from the July 10, 2018, meeting. Commissioner Cooper moved, seconded by Commissioner Morris, to approve the minutes as written.

Mr. Wally Bailey spoke on the procedures.

1. Lakeside Crossing, Lots 1-61- Final Plat- A request by Crafton Tull & Associates.

Chairman Keesee introduced item 1. Ms. Brenda Andrews read the staff report indicating approval of the proposed final plat would facilitate the development of single family homes. Ms. Andrews stated that the developer was planning an additional lot located north of the detention pond. Ms. Andrews further stated that the additional lot met all the bulk and area requirements for the Residential Single Family Medium-High Density (RS-3) zoning.

Connor Threet was present to represent this application.

No one was present to speak in favor or opposition of this application.

Chairman Keesee called for a motion on the final plat. Commissioner Morris moved, seconded by Commissioner Taylor, to approve the final plat, subject to the following staff comments:

- After all the required approvals of the plat and the affixing of all required signatures on the original tracing and other copies and associated documents, the plat will be filed with the county clerk.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 6 in favor and 1 abstention (Commissioner Cooper). Chairman Keesee announced the final plat was approved.

2. Rezoning Application #20-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a zone change from Residential Multifamily Medium Density (RM-3) to a Planned Zoning District (PZD) by extension at 5601 Park Avenue.

Chairman Keesee introduced item 2. Ms. Maggie Rice read the staff report indicating approval of the proposed rezoning would allow the single family home at 5601 Park Avenue to be incorporated with the adjacent Planned Zoning District (PZD) permitting it to be utilized as student housing. Ms. Rice further stated that there was a driveway on the northwest corner of the

Development. Ms. Rice stated that a neighborhood meeting was held on Monday, August 6, 2018, at 5:30 p.m. at 400 North Waldron Road. Ms. Rice further stated that one property owner was in attendance but had no objections.

Tim Beasley was present to represent this application.

Mark Spradlin (3920 Free Ferry Road) was present to speak in favor of this application.

Mr. Dang Boylan (5323 Park Avenue) had questions regarding the project.

Commissioner Taylor asked Mr. Beasley about the potential traffic concerns and if the church would be willing to contribute to a sidewalk. Mr. Beasley stated that it was a good idea for a sidewalk, but it was not required for the development. Mr. Beasley further stated that any foot traffic would be generated on site.

Chairman Keesee called for a motion on the rezoning. Commissioner Cooper moved, seconded by Commissioner Newton, to approve the rezoning, subject to the following staff comments:

- On-site parking shall comply with the UDO parking requirements regarding number of required parking spaces and the size and maneuvering areas for the parking spaces.

Following the discussion by the planning commission, Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the rezoning was approved.

- 3. Master Land Use Plan #6-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a Master Land Use Plan Amendment from Residential Detached and Public/Institutional to Residential Attached at 402 North Waldron Road.**
- 4. Rezoning Application #21-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a zone change from a Planned Zoning District (PZD) to Residential Multifamily Medium Density (RM-3) by extension at 402 North Waldron Road.**
- 5. Development Plan #9-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a development plan approval for a duplex development at 402 North Waldron Road.**

Chairman Keesee introduced items 3, 4 and 5. Ms. Maggie Rice read the staff report indicating approval of the proposed master land use plan amendment, rezoning and development plan would allow the construction of a multifamily development consisting of 13 duplexes and one single family house (27 dwelling units). Ms. Rice stated that a neighborhood meeting was held

Wednesday, August 8, 2018, at 4:00 p.m. at 5601 Park Avenue. No surrounding property owners attended the meeting.

No one was present to speak in favor or opposition of the master land use plan amendment.

Mark Spradlin was present to represent the master land use plan amendment.

Chairman Keesee called for a motion on the master land use plan amendment. Commissioner Cooper moved, seconded by Commissioner Wilson, to approve the master land use plan amendment, subject to the following staff comments:

- Contingent upon approval of the companion rezoning application and development plan.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the master land use plan amendment was approved.

4. Rezoning Application #21-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a zone change from a Planned Zoning District (PZD) to Residential Multifamily Medium Density (RM-3) by extension at 402 North Waldron Road.

No one was present to speak in favor or opposition of the rezoning.

Mark Spradlin was present to represent the rezoning.

Chairman Keesee called for a motion on the rezoning. Commissioner Taylor moved, seconded by Commissioner Laster, to approve the rezoning, subject to the following staff comments:

- Contingent upon approval of the companion master land use plan amendment and development plan.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the rezoning was approved.

5. Development Plan #9-8-18; A request by Ron Brixey, agent, for Willowbrook, LLC, and Central Christian Church, for a development plan approval for a duplex development at 402 North Waldron Road.

No one was present to speak in favor or opposition of the development plan.

Mark Spradlin was present to represent the development plan.

Mr. Wally Bailey informed Mr. Spradlin that the planning commission's approval of the Development Plan would include the understanding that the driveway located on the northwest corner of the property is tentative and might not be included with the development of the site.

Commissioner Taylor asked Mr. Bailey if the Planning Department had notified the previous property owners on this development. Mr. Bailey stated that the Planning Department notified the property owners within 300feet of this property and also the property owners within 300feet of the previous application. That was approved on March 6, 2018, by the Board of Directors.

Chairman Keesee called for a motion on the development plan. Commissioner Cooper moved, seconded by Commissioner Newton, to approve the development plan, subject to the following staff comments:

- Approval of the companion master land use plan amendment and rezoning application.
- All exterior lighting must comply with the UDO lighting regulations.
- Any signage must comply with signage allowed for multifamily developments.

Following the discussion by the planning commission, Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the development plan was approved with the understanding that the driveway located on the northwest corner of the property is tentative and might not be included with the development of the site.

6. Conditional Use #8-8-18; A request by Thomas E. Howard, agent, for Ireland Alexander, LLC, for a restaurant with outdoor dining at 7001 Phoenix Avenue.

Chairman Keesee introduced item 6. Mr. Wally Bailey read the staff report indicating approval of the proposed conditional use would allow for outdoor dining with 40 seats in a Commercial Heavy (C-5) zone. Mr. Bailey stated that a neighborhood meeting was held Thursday, August 9, 2018, on site at 2:00 p.m. No surrounding property owners attended the meeting.

No one was present to speak in favor or opposition of this application.

Mr. Thomas Howard was present to represent this application.

Chairman Keesee called for a motion of the conditional use. Commissioner Cooper moved, seconded by Commissioner Taylor, to approve the conditional use, subject to the following staff comments:

- Construction must comply with the submitted development plan. Changes or amendments to the submitted development plan are permitted but limited to those described in Section 27-330-7 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.

- All signage must comply with the UDO and the Phoenix Avenue Overlay District signage regulations.
- The applicant shall submit exterior lighting details to show compliance with the UDO Commercial and Outdoor Lighting regulations.
- The applicant shall submit a detailed landscaping plan with species, sizes, quantities, and spacing in compliance with the UDO.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the conditional use was approved.

7. Rezoning Application #19-8-18; A request by Jonathan Bench, agent, for Quentin Willard, for a zone change from not zoned to a Planned Zoning District (PZD) at 7500 Fort Chaffee Blvd.

Chairman Keesee introduced item 7. Ms. Brenda Andrews read the staff report indicating approval of the proposed rezoning would allow the existing microbrewery to install an outdoor dining deck and outdoor patio. Ms. Andrews stated that a neighborhood meeting was held Monday, August 13, 2018, at 12:30 p.m. at 7500 Fort Chaffee Boulevard. No surrounding property owners attended the meeting.

No one was present to speak in favor or opposition of this application.

Chairman Keesee called for a motion of the conditional use. Commissioner Taylor moved, seconded by Commissioner Cooper, to approve the rezoning.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the rezoning was approved.

**RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT**

8. Variance #25-8-18; A request by Maria Barroso, owner, for the following variances: 1) from 20' to 7.1' exterior side-yard setback; 2) from 10' to 7.3' rear-yard setback; and 3) from 5' to 3.2' interior side-yard setback at 1315 North M Street.

Chairman Keesee introduced item 8. Ms. Brenda Andrews read the staff report indicating approval of the proposed variance would allow for two additions to the existing single-family residence increasing the house by 619 s.f. After the additions the house will consist of 1,663 s.f. Ms. Andrews stated that a neighborhood meeting was held Wednesday, August 8, 2018, at 3:00

p.m. on site. One neighborhood property owner attended the meeting and had no objections to the variance.

No one was present to speak in favor or opposition of this application.

Ms. Maria Barroso was present to represent this application.

Chairman Keesee called for a motion of the variance. Commissioner Cooper moved, seconded by Commissioner Morris, to approve the variance, subject to the following staff comments:

- Contingent upon the submitted development plan.

There was no discussion. Chairman Keesee called for a vote on the motion to approve the application with staff comments. The vote was 7 in favor and 0 opposed. Chairman Keesee announced the variance was approved.

There being no further items, the meeting adjourned at approximately 6:15 p.m.